



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4511 • TDD: 626.943.3898 • www.lacdc.org

Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

July 08, 2014

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

3-D July 8, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**TERMINATE DISPOSITION AND DEVELOPMENT AGREEMENT WITH CENTURY COMMUNITY
CHILDREN'S CENTERS, INC.
(DISTRICT 2) (3 VOTE)**

SUBJECT

This letter recommends the termination of a Disposition and Development Agreement with Century Community Children's Centers, Inc., intended for transfer of the property and development of a childcare center at 1200 E. Imperial Highway and 11605 Alvaro Street in unincorporated Willowbrook.

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Executive Director, or his designee, to terminate a Disposition and Development Agreement (DDA) with Century Community Children's Centers, Inc., a nonprofit corporation (Developer), for the property located at 1200 E. Imperial Highway and 11605 Alvaro Street in unincorporated Willowbrook (Site), and to execute any additional administrative documents as may be necessary, following approval as to form by County Counsel.
2. Find that the termination of the DDA is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action is not defined as a project under CEQA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to terminate the DDA with Century Community Children's Centers, Inc., as the Site was deemed unsuitable for development of a childcare center.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On September 20, 2005 your Board authorized the Commission to purchase the Site for \$710,370, utilizing Community Development Block Grant (CDBG) Program funds, for development of a childcare center.

On April 17, 2007 your Board authorized the Commission to execute a DDA with the Developer which called for development of a childcare facility for low- and moderate- income families. The Site was transferred to the Developer in 2007, but has since been deemed unsuitable for development of a childcare center due to its proximity to the 105 freeway. The University of Southern California and the University of California, Los Angeles produced several studies recommending avoiding sensitive uses such as childcare centers in close proximity to freeways due to health concerns.

The Site will now be sold by the developer to AutoZone for the development of a retail store which will create approximately 75 construction and 20 full time retail jobs. The recorded property deed allows for another CDBG-eligible public purpose if a childcare center is infeasible. The creation of the aforementioned qualifies as a CDBG-eligible public purpose. The proceeds from the sale of the Site to AutoZone will be transferred from the Developer to the Commission as CDBG program income.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The activities are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The requested actions will create jobs in unincorporated Los Angeles County and meet the objective of serving a public purpose.

The Honorable Board of Supervisors

7/8/2014

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:CC:cr